

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - F/S Charles Street, 860' N of Bellona Avenue 9th Election District 4th Councilmanic District Faust Homes, Inc. and School Sisters of Notre Dame - Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 91-431-XA

**ORDER OF DISMISSAL**

Pursuant to the receipt of a written request for withdrawal from Counsel for the Petitioners.

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of October, 1991 that the above-referenced Petitions for Special Exception and Zoning Variance be and the same are hereby DISMISSED WITHOUT PREJUDICE.

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204

Richard C. Burch, Esquire  
105 W. Chesapeake Avenue, Suite 300, Towson, Md. 21204

Mr. Larry H. Reid, Marriott Corporation,  
Marriott Drive, Dept. 832.60, Washington, D.C. 20058

People's Counsel  
File  
All Protestants

ORDER RECEIVED FOR FILING  
10/11/91  
By *[Signature]*

MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

July 25, 1990

91-431-XA

16.000 acre parcel of land surveyed for Marriott Corporation, located on Charles Street, Maryland Route 139, 9th Election District, Baltimore County, Maryland.

BEGINNING for the same at a point on the southeasterly right-of-way line of Charles Street, Maryland Route 139, as shown on State Roads commission Plats No. 10635 and 10636, said point of beginning lying 860 feet more or less along said right-of-way from it's intersection with the center line of Bellona Avenue, said point of beginning being in the outline of that tract or parcel of land conveyed by and described in a deed from the School Sisters of Notre Dame to Faust Homes, Inc., dated February 21, 1989 and recorded among the Land Records of Baltimore County in Liber 8109, Folio 115, running thence binding on the southeasterly right-of-way line of Charles Street and binding on the outline of the aforesaid conveyance to Faust Homes, Inc. three courses, viz: By a curve to the right in a northeasterly direction of radius 1587.02 feet, an arc distance of 469.10 feet, said arc being subtended by a chord bearing North 40°37'39" East 467.39 feet to a point of tangency, thence North 49°05'43" East 91.67 feet to a point of curvature, thence by a curve to the left in a northeasterly direction of radius 653.11 feet an arc distance of 166.40 feet, said arc being subtended by a chord bearing North 41°47'47" East 165.95 feet to the beginning of the conveyance to Faust Homes Inc., thence binding on said outline three courses viz:

139 N. MAIN STREET, SUITE 200  
BEL AIR, MARYLAND 21014  
(301) 879-1690 (301) 836-7560  
FAX (301) 879-1820

606 D. EGAN'S AVENUE  
TOWSON, MARYLAND 21284  
(301) 821-1690  
FAX (301) 821-1748

**PETITION FOR SPECIAL EXCEPTION** 397

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for to use a portion of the site (Parcel "C", Lot 2, and nursing home) pursuant to BCZR Sec. 432.1.A.2. to permit a residential density of 264 total density units (12.47 density units per acre) allowable under BCZR Sec. 432.3 on Parcel "C", Lot 2, Sec. 1(1) and permission to utilize the special exception requested herein within a period of 5 years from the date of the final order granting the same pursuant to BCZR Sec. 302.3.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Marriott Corporation (Type or Print Name)

Legal Owner(s): (1) Faust Homes, Inc. (Type or Print Name)

By: *[Signature]* (Type or Print Name) (2) School Sisters of Notre Dame (Type or Print Name)

Signature: *[Signature]*

Marriott Drive, Dept. 832.60 (Address) 6401 Charles Street (Address) Towson, Maryland 21212 (City and State)

Attorney for Petitioner: Julius W. Lichter (Type or Print Name) 1615 York Road (Address) Lutherville, Maryland 21093 (City and State)

305 W. Chesapeake Ave. Suite 113 (Address) Towson, Maryland 21204 (City and State) (301) 321-0600 (Attorney's Telephone No.)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Julius W. Lichter (Name) 1615 York Road (Address) Lutherville, Maryland 21093 (City and State) (301) 321-0600 (Attorney's Telephone No.)

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as of \_\_\_\_\_ 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\*A Board of Advisors has been established in accordance with BCZR Sec. 432.3.F. z.c.o.-No 1 (over)

FILED 10/11/91 BY JLL ANY TIME OR DAY 1 DAY + FOR HEARING

ORDER RECEIVED FOR FILING  
Date 10/11/91  
By *[Signature]*

**PETITION FOR ZONING VARIANCE** 397

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section entrance sign in lieu of the prescribed 15 square feet sign or alternatively (for condominiums) from Sec. 433.1.3 in lieu of the prescribed 15 square feet sign.

Sec. 433.1.3 to permit building elevation widths of 515 feet and 350 feet respectively as shown on the accompanying plat. In lieu of the permitted maximum elevation width: from BCZR Sec. 409.6 to permit 241 parking spaces in lieu of the required 268 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Without the requested sign variance the facility would not be adequately identified, thus resulting in undue confusion for those visiting and/or making deliveries to the site. The proposed building is based on a Marriott Corporation prototype and its design is tailored to the unique topography of this site, thus necessitating the requested parking variances. For additional reasons as will be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Marriott Corporation (Type or Print Name)

Legal Owner(s): (1) Faust Homes, Inc. (Type or Print Name)

By: *[Signature]* (Type or Print Name) (2) School Sisters of Notre Dame (Type or Print Name)

Signature: *[Signature]*

Marriott Drive, Dept. 832.60 (Address) 6401 Charles Street (Address) Towson, Maryland 21212 (City and State)

Attorney for Petitioner: Faust Homes, Inc. (Type or Print Name) 1615 York Road (Address) Lutherville, Maryland 21093 (City and State)

305 W. Chesapeake Ave. Suite 113 (Address) Towson, Maryland 21204 (City and State) (301) 321-0600 (Attorney's Telephone No.)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Julius W. Lichter (Name) 1615 York Road (Address) Lutherville, Maryland 21093 (City and State) (301) 321-0600 (Attorney's Telephone No.)

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FILED 10/11/91 BY JLL ANY TIME OR DAY 1 DAY + FOR HEARING

Zoning Commissioner of Baltimore County. (over)

LAW OFFICES  
**LEVIN & GANN**  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301-321-0600  
TELETYPE 300-396-3601  
October 10, 1991

FILED LEVIN 10/10/91  
CARRIAGE COUNTY OFFICE  
115 LIBERTY ROAD  
STYVESVILLE MD 21784

RE: Marriott-Stratford Court  
Case No. 91-431-XA

Dear Commissioner Schmidt:

At the request of the Marriott Corporation, please withdraw the above referenced petition. Marriott will not be proceeding with the case.

Sincerely,  
*[Signature]*  
Julius W. Lichter

JWL/dgh

cc: Mr. Larry Reid, Marriott Corporation  
Mr. Bruce Alderman, Faust Homes, Inc.  
Sr. Christine Mulcahey, SSND

South 71°55'48" East 172.30 feet, South 71°39'03" East 155.49 feet, and South 71°15'21" East 589.87 feet, thence leaving said outline and running through and across the lands of Faust Homes, Inc. two courses viz: South 37°39'49" West 670.34 feet, and South 34°02'18" West 350.82 feet to a point on the outline of Lot 2 as shown on plat of Lot 1 and Lot 2, The Cloisters of Charles, as recorded among the land records of Baltimore County in Plat Book SM61, Folio 56, thence binding on said plat four courses viz: North 13°55'03" East 145.09 feet, North 24°30'00" West 121.00 feet, North 49°41'34" West 103.99 feet, and North 89°43'30" West 266.32 feet to a point in the outline of Lot 1 as shown on the aforesaid plat, thence binding on the outline of Lot 1, three courses viz: North 08°02'50" East 15.46 feet, North 23°10'00" West 113.00 feet, and North 66°35'00" West 284.80 feet to a point on the northerly right-of-way line of a 50 foot private right-of-way as shown on said plat two courses viz: By a curve to the right in a southwesterly direction of radius 65.00 feet an arc distance of 71.67 feet, said arc being subtended by a chord bearing South 70°24'22" West 68.09 feet and North 23°06'01" West 49.80 feet to the beginning hereof.

CONTAINING 16.000 acres more or less.

BEING part of the tract or parcel of land conveyed by and described in a deed from the School Sisters of Notre Dame in the City of Baltimore, to Faust Homes, Inc., dated February 21, 1989 and recorded among the Land Records of Baltimore County in Liber 8109, Folio 115.



**Petition for Special Exception**

and a Special Exception pursuant to BCZR §1801.2.B.2 and CHDP §V.B.4.a. to permit building elevation widths of 515 feet and 350 feet respectively as shown on the accompanying plat in lieu of the permitted 300 feet maximum

6912 Bellona Avenue  
Baltimore, Maryland 21212  
August 19, 1991

Mr. Timothy Kotrocco  
Deputy Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Kotrocco:

I understand that you held a hearing on July 24, 1991, regarding a proposal by the Marriott Corporation to construct a retirement center at Bellona Avenue and Charles Street. I want to add my endorsement to the Marriott proposal. I believe that there is a clear need for such a retirement project, and that it would be financially viable given the age of the population in the Woodbrook/Murray Hill/Ruxton areas.

We have owned the residential property at 6912 Bellona Avenue for approximately 60 years. I have been away for a number of years, but upon retirement in 1992 we are planning to return to our Bellona Avenue residence. It would provide security and personal comfort to my wife and me to know that such a facility was close by.

I gather that there is some concern about the impact of such a project on Charles Street traffic. I am not qualified to address this problem, but I hope that it can be resolved to everyone's satisfaction.

Sincerely,  
*[Signature]*  
Harry M. Trebing

cc: Douglas Riley, Councilman  
Towson, Maryland



MIDD, HARRISON & BURCH  
ATTORNEYS AT LAW  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284  
PHONE: 410-281-1415  
FAX: 410-281-1412

August 8, 1991

G.G. Stevens  
Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: CASE# 91-431-XA  
Faust Homes/Marriott Corporation/  
School Sisters of Notre Dame

Dear Ms. Stevens:

This correspondence acknowledges receipt of yours dated August 5 regarding the rescheduling of the captioned matter for the week of October 28, 1991. Although I am not available on October 28, my schedule is relatively clear for the balance of that week. I will check with my clients' representatives to confirm their availability for that week. I will get back to you as soon as possible, if I become aware of any conflicts with their scheduling. Thank you for your attention to this matter.

Very truly yours,

Richard C. Burch

RCB:mik

RECEIVED  
AUG 15 1991  
ZONING OFFICE

111 West Chesapeake Avenue  
Towson, MD 21204

887 4354

August 19, 1991

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 91-431-XA  
PROPERTY OWNER(S): School Sisters of Notre Dame  
CONTRACT PURCHASERS: FAUST HOMES/MARRIOTT CORPORATION  
LOCATION: CHARLES STREET, N OF BELLONA AVENUE

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

Beginning at 9:00 a.m. on  
TUESDAY, OCTOBER 29, 1991.

\*and if need be, continuing at 9:00 a.m. on Wednesday, October 30, 1991 and Thursday, October 31, 1991.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. Robert Haines

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY

cc: Per attached list

LEVIN & GANN  
ATTORNEYS AT LAW  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284  
PHONE: 410-281-1415  
FAX: 410-281-1412

JULIUS W. LICHTER

HAND-DELIVERED

Arnold Jablon, Director  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Marriott's Stratford Court  
Case #91-431-XA

Dear Mr. Jablon:

As discussed in our telephone conversation this morning, Marriott is considering the potential for revising its plan of development in the above referenced matter. Therefore, you have confirmed that it is inappropriate to go forward with the zoning hearing scheduled for July 24, 25 and 26, 1991.

Based on your advice to me that the case is postponed, I am so advising my witnesses. Please call me to advise me of the new hearing dates. We would appreciate dates in late September to assure that vacation schedules would not conflict with witness schedules.

Sincerely,

Julius W. Lichter

JWL/s

cc: Richard C. Burch, Esquire  
Mr. Larry Reid

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



COPY

887 4354

August 5, 1991

Julius W. Lichter, Esq.  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

Richard C. Burch, Esq.  
105 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Case# 91-431-XA  
Faust Homes/Marriott Corporation/School Sisters of Notre Dame

Gentlemen:

My information indicates no conflicts should the above matter be reset during the week of October 28, 1991.

Should I not hear from you to the contrary on or before August 12, 1991, the case will be reset during that time period and no further postponements will be granted.

Thank you for your prompt attention.

Very truly yours,

G. G. Stephens

BALTIMORE COUNTY, MARYLAND

File

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 9/19/91  
(Continued from 8/29/91 &  
7/11/91 6/13/91)  
PRE-CRG DATE: 9/9/91

FROM: ZONING OFFICE

PROJECT NAME: Stratford Court (formerly known as The Cloisters at Charles, Section II, Parcel "C")  
PLAN: 8/2/91 "A" plan (5 stories)  
9/5/91 "B" alt. plan (4 stories)

LOCATION: E/S Charles Street,  
N Bellona Avenue

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 9c4  
PROPOSAL: Class "B" Elderly Housing

The zoning hearing and both revised C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, restrictions and details received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any previous and any possible future public hearing requests:

1. ZONING HEARING REQUESTS: On 4/16/91, under item #397, the following zoning hearing petitions were filed for Faust Homes and The School Sisters of Notre Dame (owners) and Marriott Corporation (contract purchasers) and revised on 5/10/91. Case #91-431-XA has been assigned and the original hearing date was 7/24, 7/25 and 7/26/91. On 7/22/91, attorney for the Petitioners requested a postponement to a later date due to possible plan revisions. A new hearing date has been set for 10/29, 30, 31 at 9:00 a.m. in Room 106, County Office Building. The requests have been revised on the C.R.G. plan as underlined below:

A. Special Exception for:

1. Elderly Housing "Continuing Care Facility" with "nursing" and 40 or 36 "assisted living units" (Section 432.1.A.2, B.C.Z.R.).
2. Residential Density increase from 53.1 density units (permitted) under existing D.R.-2, D.R.-3.5 and D.R.-5.5 zoning to the proposed 197 density units (D.R.-11.94) (Sections 432.1.A.4, 432.3, B.C.Z.R.).

(over)

IN RE: \* BEFORE THE  
PETITION FOR SPECIAL EXCEPTION \* BALTIMORE  
AND VARIANCES \* COUNTY  
STRATFORD COURT \* ZONING COMMISSIONER  
E/S CHARLES \*  
860'N OF BELLONA \*  
Legal Owners \* CASE NO.: 91-431-XA  
Faust Homes, Inc. \*  
School Sisters of Notre Dame \*  
Contract Purchaser: \*  
Marriott Corporation \*

AFFIDAVIT AND RETURN OF PRIVATE PROCESS SERVER

The undersigned hereby certifies as follows:

1. I am a competent person over 18 years of age and not a party to the above action.
2. On Wednesday, July 17, 1991 I served upon each of the following three persons by delivery and by leaving with an individual in charge of each of their respective offices, a Subpoena Duces Tecum, copies of which Subpoenas are attached hereto:

- a. Frank Welsh  
Office of Community Development  
1 Investment Place  
Suite 800  
Towson, Maryland 21204
- b. Anthony J. Haley, Acting Director  
Baltimore County Economic  
Development Commission  
400 Washington Avenue  
Towson, Maryland 21204

COUNTY REVIEW GROUP COMMENTS  
PROJECT NAME: Stratford Court  
CRG DATE: 8/29/91  
PRE-CRG DATE: 8/19/91  
PAGE 2

3. Building Elevation Widths of 515 and 315 or 350 feet in lieu of the permitted 300 feet maximum (Section 1801.2.B.2, B.C.Z.R. and Section V.B.4.a., C.M.D.P.).

\*A 5-year utilization period is also requested (Section 502.3).

B. Variances from:

Sections 413.1.a or 413.1.d to permit a 112 square foot (56 square foot per side) entrance sign in lieu of the permitted 1 square foot or 15 square foot sign, respectively.

\*The parking variance was eliminated.

2. AMENDED ZONING PETITION REQUIRED: The revised zoning petitions (3 copies) and plans (12 copies) must be delivered to John Lewis in the Zoning Office for processing, including a \$75.00 revision fee. The revised petition and plans must reference the zoning case number 91-431-XA.
3. AMENDMENT TO ZONING FINAL DEVELOPMENT PLAN REQUIRED: Conspicuously note on the plan that the proviso section on the First Amended Partial Development Plan of "The Cloisters", Section 1, approved on 3/21/90 must be amended pursuant to Section 1801.3.A.7 (B.C.Z.R.). Also confirm if there have been any property sales within Section 1. Should there be any sales within 300 feet of the changes and should the purchasers not join in the amended plan approval, another special exception and Planning Board approval is required prior to final zoning approval.
4. R.T.A./NOTES: Confirm compliance with note #17 on all Murry Hill lots, including lot #23 and change dwelling units DU to density units in note #4 "Parcel C" in accordance with Section 1802.2.A (B.C.Z.R.).
5. Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of the requested zoning hearings and finally, the inclusion of the F.D.P. checklist information being included on the Final Development Plan.

WCR  
W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:scj

c. P. David Fields  
Office of Planning and Zoning  
401 Bosley Avenue  
Towson, Maryland 21204

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information, and belief.

DOUGLAS S. SANDHAUS

IN RE: \* BEFORE THE  
 PETITION FOR SPECIAL EXCEPTION \* BALTIMORE  
 AND VARIANCES \* COUNTY  
 STRATFORD COURT \* ZONING COMMISSIONER  
 E/S CHARLES \*  
 860' N OF BELLONA \*  
 Legal Owners: \* CASE NO.: 91-431-XA  
 Faust Homes, Inc. \*  
 School Sisters of Notre Dame \*  
 Contract Purchaser: \*  
 Marriott Corporation \*  
 \* \* \* \* \*

**SUBPOENA DUCES TECUM**

Please issue a Subpoena Duces Tecum to the following named witness to appear at the hearing for the matter captioned above on Wednesday, July 24, 1991 at 9:00 a.m., Thursday, July 25, 1991 at 9:00 a.m. and Friday, July 26, 1991 at 9:00 a.m. in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Zoning Commissioner.

Witness: Frank Welsh  
 Office of Community Development  
 Address: 1 Investment Place  
 Suite 800  
 Towson, Maryland 21204

*[Signature]*  
 Julius W. Lichter, Esquire  
 Levin & Gann, P.A.  
 305 W. Chesapeake Avenue  
 Towson, Maryland 21204  
 (301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

*[Signature]*  
 J. Robert Haines  
 Zoning Commissioner for  
 Baltimore County

IN RE: \* BEFORE THE  
 PETITION FOR SPECIAL EXCEPTION \* BALTIMORE  
 AND VARIANCES \* COUNTY  
 STRATFORD COURT \* ZONING COMMISSIONER  
 E/S CHARLES \*  
 860' N OF BELLONA \*  
 Legal Owners: \* CASE NO.: 91-431-XA  
 Faust Homes, Inc. \*  
 School Sisters of Notre Dame \*  
 Contract Purchaser: \*  
 Marriott Corporation \*  
 \* \* \* \* \*

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Witness: Anthony J. Haley, Acting Director  
 Baltimore County Economic  
 Development Commission  
 Address: 400 Washington Avenue  
 Towson, Maryland 21204

*[Signature]*  
 Julius W. Lichter, Esquire  
 Levin & Gann, P.A.  
 305 W. Chesapeake Avenue  
 Towson, Maryland 21204  
 (301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

*[Signature]*  
 J. Robert Haines  
 Zoning Commissioner for  
 Baltimore County

IN RE: \* BEFORE THE  
 PETITION FOR SPECIAL EXCEPTION \* BALTIMORE  
 AND VARIANCES \* COUNTY  
 STRATFORD COURT \* ZONING COMMISSIONER  
 E/S CHARLES \*  
 860' N OF BELLONA \*  
 Legal Owners: \* CASE NO.: 91-431-XA  
 Faust Homes, Inc. \*  
 School Sisters of Notre Dame \*  
 Contract Purchaser: \*  
 Marriott Corporation \*  
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Witness: P. David Fields  
 Office of Planning and Zoning  
 Address: 401 Bosley Avenue  
 Towson, Maryland 21204

*[Signature]*  
 Julius W. Lichter, Esquire  
 Levin & Gann, P.A.  
 305 W. Chesapeake Avenue  
 Towson, Maryland 21204  
 (301) 321-0600

The witness named above is hereby ordered to so appear before the Baltimore County Zoning Commissioner (or Deputy).

*[Signature]*  
 J. Robert Haines  
 Zoning Commissioner for  
 Baltimore County

LAW OFFICES  
**LEVIN & GANN**  
 305 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 TEL: (301) 321-0600  
 MAY 29, 1991

JULIUS W. LICHTER  
**HAND-DELIVERED**

J. Robert Haines, Zoning Commissioner  
 Baltimore County  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

RE: Marriott Corporation - Stratford Court  
 Case No.: 91-431-XA

Dear Commissioner Haines:

You have advised me that the Ruxton-Riderwood-Lake Roland Improvement Association has requested a postponement of the zoning hearing scheduled for July 10, 1991 for the above referenced case. While time is of the essence, we would accommodate a change in the hearing date. I look forward to meeting with you and with Louise Schultz, Executive Director of the Ruxton-Riderwood-Lake Roland Improvement Association, tomorrow at 10:00 a.m. to select a new hearing date.

Sincerely,

*[Signature]*  
 Julius W. Lichter

JWL/ls

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 887-3353

May 30, 1991

**NOTICE OF REASSIGNMENT**

CASE NUMBER(S): 91-431-XA  
 PETITIONER(S): Faust Homes/Marriott/Notre Dame  
 LOCATION: E/S Charles, 860' N of Bellona

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

Beginning at 9:00 a.m. on  
 JULY 24, 25, and 26, 1991

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY

cc: Faust Homes, Inc., c/o Julius Lichter, Esq.  
 School Sisters of Notre Dame  
 Marriott Corporation  
 Julius W. Lichter, Esq.  
 Ruxton-Riderwood-Lake Roland Area Improvement Association

**THE RUXTON - RIDERWOOD - LAKE ROLAND AREA  
 IMPROVEMENT ASSOCIATION, INC.**

Box 204  
 Riderwood, Md. 21139

May 17, 1991

ZONING OFFICE

Mr. Robert J. Haines  
 Zoning Commissioner  
 Baltimore County  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Re: Case #91-431-XA  
 Marriott Corporation  
 July 10th - 9:00 a.m.

Dear Commissioner Haines:

I am writing you requesting a postponement of the above mentioned case. A number of board members have long standing plans to be out of town on this date, therefore it would be greatly appreciated if you would grant this request.

Thank you for your consideration in this matter.

Best wishes.

Sincerely,

*[Signature]*  
 Louise M. Schulz  
 Executive Director

337-0792

LAW OFFICES  
**LEVIN & GANN**  
 305 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 TEL: (301) 321-0600  
 APRIL 11, 1991

JULIUS W. LICHTER

**HAND-DELIVERED**

J. Robert Haines, Zoning Commissioner  
 Baltimore County  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

RE: Marriott Elderly Housing  
 Villa Assumpta Site  
 Item #397

Dear Commissioner Haines:

The Marriott Corporation is proposing to construct an elderly housing facility pursuant to BCER #432 at 888 in the area adjacent to the School Sisters of Notre Dame Buildings at Charles Street and Bellona Avenue. We have established the requisite Board of Advisors and have met with the community representatives on a number of occasions.

The petitions in this case were accepted by the Zoning office for filing on April 16th. There is a serious shortage of elderly housing facilities in the Towson area. The Marriott project will be marketed for rental to the elderly of the community. It is important in the current economic climate that this request be heard at the earliest possible date to assure the availability of the independent living units together with support services to meet the recognized need at the earliest possible date. Therefore, I would greatly appreciate your scheduling the hearing for the earliest possible date.

Please call me if you have any questions and to advise me of the hearing date.

Sincerely,

*[Signature]*  
 Julius W. Lichter

JWL/ls

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning  
 111 West Chesapeake Avenue  
 Towson, MD 21204  
 887-3353

DATE: 6/25/91

Marriott Corporation  
 Marriott Drive, Dept. 832-60  
 Washington, D.C. 20058

ATTN: LARRY B. REID

RE:  
 Case Number: 91-431-XA  
 E/S Charles Street, 860' N of Bellona Avenue  
 9th Election District - 4th Councilmanic  
 Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame  
 Contract Purchaser(s): Marriott Corporation  
 HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$171.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

*[Signature]*  
 J. Robert Haines  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

cc: Julius W. Lichter, Esq.

111 West Chesapeake Avenue  
Towson, MD 21284

887-3354

May 11, 1991

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-431-XA  
E/S Charles Street, 860' N of Bellona Avenue  
9th Election District - 4th Councilmanic  
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame  
Contract Purchaser(s): Marriott Corporation  
HEARING: WEDNESDAY, JULY 10, 1991 at 9:00 a.m.

Special Exception: To use a portion of the site (Parcel "C", Lot 2, Section 11) for a continuing care facility (assisted living and nursing home) to permit a residential density of 205.75 total density units (12.47 density units per acre) in lieu of the maximum 264 total density units (16 density units per acre) allowable under RCZ Section 432.3 on Parcel "C", Lot 2, Section 11; and permission to utilize the special exception requested herein within a period of five years from the date of the final order granting same and to permit building elevation widths of 515 ft. and 350 ft. respectively in lieu of the permitted 300 ft. maximum.

Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Faust Homes, Inc., c/o Julius W. Lichter, Esq.  
School Sisters of Notre Dame  
Marriott Corporation  
Julius W. Lichter, Esq.

receipt  
Baltimore County Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R 001-6150  
Number  
Date  
5/11/91  
ADVISORY PUBLIC HEARING FEES  
100 - PUBLIC HEARING FEE  
100 - SPECIAL EXCEPTION FEE  
TOTAL: \$175.00  
04A040075A1CHRC \$75.00  
Please Make Checks Payable To: Baltimore County 011:07AH05-10-91

Baltimore County Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: R 001-6150  
Number  
Date  
4/16/91  
PUBLIC HEARING FEES  
020 - ZONING VARIANCE (OTHER) \$175.00  
030 - SPECIAL EXCEPTION \$175.00  
TOTAL: \$350.00  
LAST NAME OF OWNER: FAUST HOMES INC  
04A040072H1CHRC \$350.00  
Please Make Checks Payable To: Baltimore County 011:18AH04-16-91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: July 24, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Faust Homes, Inc., Item No. 397  
(91-431-XA)

In reference to the petitioner's request, staff offers the following comment:  
On July 11, 1991, this plan was the subject of a CRG meeting. Due to the plan's proposed cluster subdivision in a D.R.2 zone, the CRG continued its meeting and referred the project to the Planning Board, in accordance with Sec. 22-59(a)(5) of the Development Regulations.

The CRG also noted that the issues of density, development of an institutional or historic property, and conformance with Sec. 432.3.C of the Baltimore County Zoning Regulations are dependent upon the special exception review and approval by the Zoning Commissioner.  
On July 18, 1991, the Baltimore County Planning Board considered the proposed cluster subdivision with respect to the issue of compatibility with adjacent properties, in accordance with Sec. 22-60(b)(3).

After reviewing a staff report finding of compatibility and receiving public testimony from community members, the Planning Board determined that the proposed plan is not compatible with development on properties adjacent to the plan's site. The Planning Board's decision will be forwarded to the CRG who will hold a meeting within 45 days.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
FAUSTHOM.ES/ZAC1

Your petition has been received and accepted for filing this 1st day of May, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Faust Homes, et al  
Petitioner's Attorney: Julius W. Lichter

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, MD 21204

RE: Item No. 397, Case No. 91-431-XA  
Petitioner: Faust Homes, Inc., et al  
Petition for Special Exception and  
Zoning Variance

Dear Mr. Lichter:  
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures  
cc: Faust Homes, Inc.  
Marriott Corporation

April 25, 1991

Mr. J. Robert Haines  
Zoning meeting of  
County Office Building  
Towson, Maryland 21204  
At: James Dyer

RE: Baltimore County  
Zoning meeting of  
April 30, 1991  
Straford Court  
E/S Charles Street  
MD 139  
at Bellona Avenue  
Item # 397

Dear Mr. Haines:  
We have reviewed the submittal for a special exception to use a portion of the site as a continuing care facility and offer the following:  
We are agreeable with this plan for zoning approval, however, a detailed plan must be submitted showing all required highway improvements along Charles Street and an access permit must be applied for through our office to accomplish this work.

If you have any questions, please contact Larry Brocato (333-1350).  
Very truly yours,  
*John Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

L.B/es  
cc: Morris and Ritchie Associates, Inc.  
Mr. J. Ogle

My telephone number is 333-1350  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/10/91  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/16/91.

THE JEFFERSONIAN,  
*S. Zeke Orlum*  
Publisher

\$ 146.10

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 91-431-XA  
E/S Charles Street, 860' N of Bellona Avenue  
9th Election District - 4th Councilmanic  
Legal Owner(s): Faust Homes, Inc. and School Sisters of Notre Dame  
Contract Purchaser(s): Marriott Corporation  
HEARING: WEDNESDAY, JULY 24, 25, & 26, 1991 at 9:00 a.m.  
Special Exception: To use a portion of the site (Parcel "C", Lot 2, Section 11) for a continuing care facility (assisted living and nursing home) to permit a residential density of 205.75 total density units (12.47 density units per acre) in lieu of the maximum 264 total density units (16 density units per acre) allowable under RCZ Section 432.3 on Parcel "C", Lot 2, Section 11; and permission to utilize the special exception requested herein within a period of five years from the date of the final order granting same and to permit building elevation widths of 515 ft. and 350 ft. respectively in lieu of the permitted 300 ft. maximum.  
Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
TTJ:MSD:1 June 8

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 6/10/91  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/16/91.

TOWSON TIMES,  
*S. Zeke Orlum*  
Publisher

\$ 146.10

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case Number: 91-431-XA  
E/S Charles Street, 860' N of Bellona Avenue  
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Variance: To permit a 56 sq. ft. (per side) entrance sign in lieu of the permitted 15 sq. ft. sign or alternatively (for condominiums) in lieu of the permitted 1 sq. ft.; to permit 241 parking spaces in lieu of the required 268 parking spaces.  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
TTJ:MSD:1 June 8

DATE: June 13, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Robert J. Farrell

SUBJECT: Z.A.C. Comments

DATE OF MEETING: April 30, 1991

ITEM NUMBER: 397

Please see the P.R.C. comments for this file.

*Robert J. Farrell*  
Robert J. Farrell  
Traffic Engineer II

REF: 104

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

April 25, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #397, Zoning Advisory Committee Meeting of  
April 30, 1991. Legal Owners: Faust Homes, Inc. and School  
Sisters of Notre Dame, E/S Charles Street, 860' N of Bellona Ave.  
D-9, Public Water and Sewer

COMMENTS ARE AS FOLLOWS:

Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

SSF:rmk

397/TXTRMK/SUB-ZONNGVAR

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting  
for April 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 385, 392, 393, 396, 399, 400, 401, 402, 403 and 404.

For Items 347 (Case #91-374-A), 394 and 395, the previous County Review Group Meeting comments are still applicable.

For Item 397, a revised County Review Group Meeting is required.

For Item 398, a County Review Group Meeting is required.

*Dennis A. Kennedy*  
Dennis A. Kennedy, P.E., Acting Chief,  
Developers Engineering Division

DAK:s

received  
6/19/91



700 East Joppa Road, Suite 901  
Towson, MD 21284-5500

(410) 887-4500

JUNE 18, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21284

REVISED PETITIONS AND PLANS WERE RECEIVED FOR ITEM #397 ON 5/10/91.

Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-11-91 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK



700 East Joppa Road, Suite 901  
Towson, MD 21284-5500

(410) 887-4500

MAY 1, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21284

RE: Property Owner: FAUST HOMES, INC. AND SCHOOL  
SISTERS OF NOTRE DAME

Location: E/S CHARLES STREET

Item No.: 397 Zoning Agenda: APRIL 30, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. EAST SIDE OF INDEPENDENT LIVING UNITS SHALL HAVE ACCESS ROAD FOR FIRE DEPARTMENT APPARATUS

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-1-91 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK



700 East Joppa Road, Suite 901  
Towson, MD 21284-5500

(410) 887-4500

JUNE 4, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21284

REVISED PETITIONS AND PLANS WERE RECEIVED FOR ITEM #397 ON 5/10/91.

Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. FIVE STORY BUILDING HAS POOR ACCESS FOR FIRE APPARATUS ON EAST SIDE OF BUILDING.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 6-4-91 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for May 28, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 427, 433, 434, 435, 436, 437 and 440.

For Item 397, a revised County Review Group Meeting is required.

For Case #R-91-113, a County Review Group Meeting is required prior to development of this site.

For Item 438, a County Review Group Meeting is required.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
6/14/91



700 East Joppa Road, Suite 901  
Towson, MD 21284-5500

(410) 887-4500

MAY 3, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21284

RE: Item No.: 397 ON 4/24/91 Zoning Agenda: MAY 7, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. SITE PLAN FAILS TO SHOW ACCESS FOR FIRE APPARATUS ALONG EAST SIDE OF 5 STORY INDEPENDENT LIVING UNITS.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly* 5-3-91 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 6, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting  
for May 7, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 405, 406, 407, 408, 409, 410, 411, and 412.

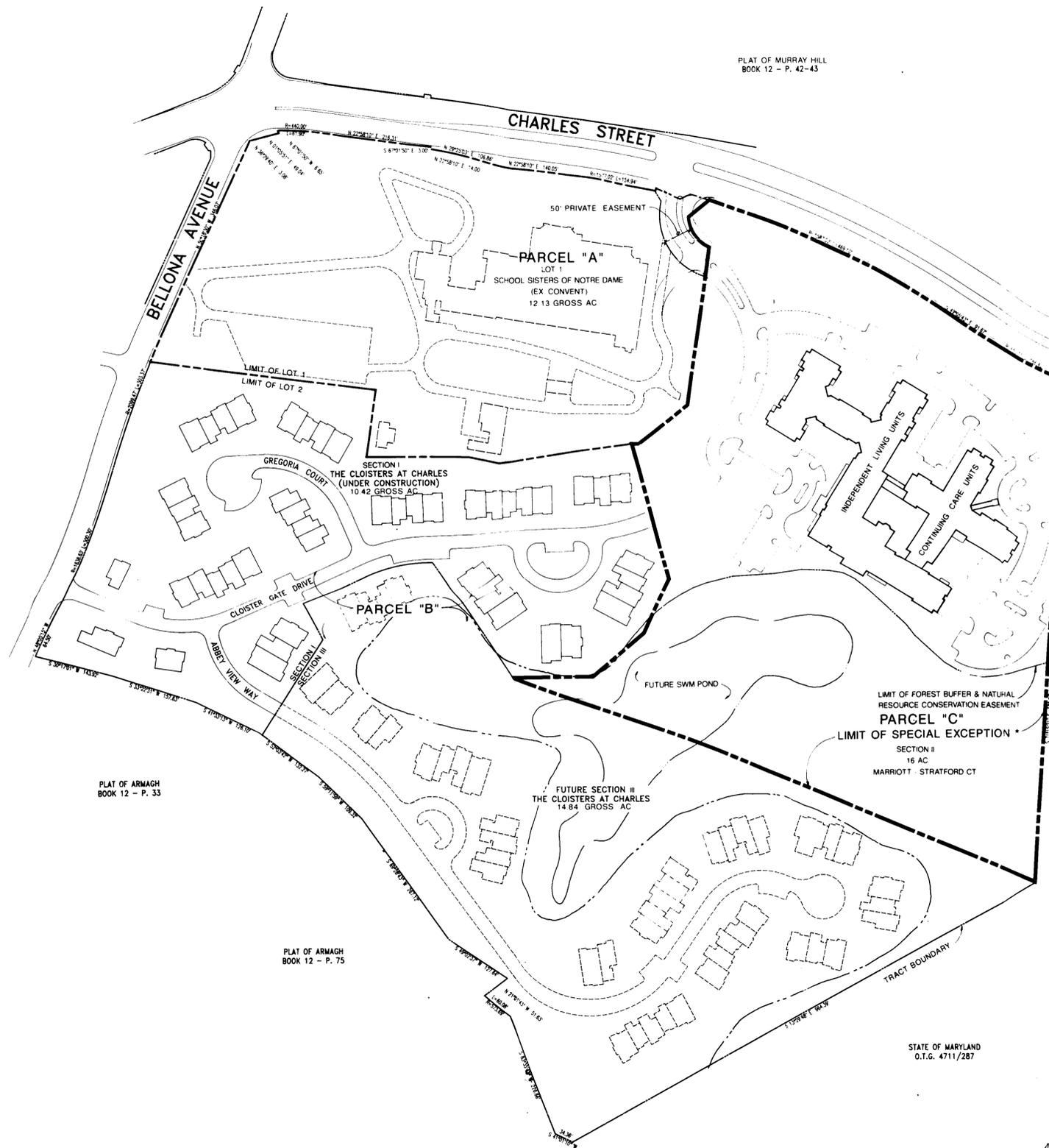
For Item 323 (Case #91-241-SFH), the previous County Review Group Meeting comments are still applicable.

For Item 397 (revised), a revised County Review Group Meeting is required.

*Dennis A. Kennedy*  
Dennis A. Kennedy, P.E., Acting Chief,  
Developers Engineering Division

DAK:s

received  
5/17/91



STATE OF MARYLAND  
O.T.G. 4711/287

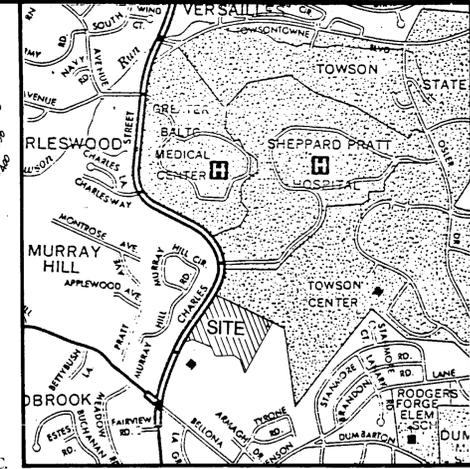
\* FOR PURPOSES OF CRG EXHIBIT THE ENTIRE TRACT  
& SUPPORTING DENSITY WILL BE SHOWN.

397 Rev. 5/10/91

91-431-XA

		<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS 606-D Bosley Avenue Towson, Maryland 21204 (301) 821-1690 Fax: (301) 821-1748	
		<b>STRATFORD COURT</b> AN INDEPENDENT FULL SERVICE COMMUNITY BY MARRIOTT <b>PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCES</b> ELECTION DISTRICT 9 COUNCIL DISTRICT 4 BALTIMORE COUNTY, MD	
DATE	REVISIONS	SCALE	JOB NO.
10/91	PER COUNTY COMMENTS	1"=100'	9348
8-23-91	SE. 150' BOUNDARY PER COUNTY ZONING BOARD		
		DATE	DRAWN BY
		1-4-91	SDR
		DESIGN BY	REVIEW BY
		SAM	LM
		SHEET	1 of 2

STATE OF MARYLAND  
O.T.G. 4711/287  
D.R. 2



**VICINITY MAP**  
SCALE 1" = 1000'

PARCEL "B"  
FAUST HOMES, INC.  
CLOISTERS SECTION III  
D.R. 2

**DEVELOPMENT NAME:** MARIOTT STRATFORD COURT  
**CONTRACT PURCHASER APPLICANT:** MARIOTT CORPORATION  
**CURRENT OWNERSHIP:** FAUST HOMES, INC.  
**DEED REFERENCE:** SCHOOL SISTERS OF NOTRE DAME  
**ELECTION DISTRICT:** BALTIMORE COUNTY DISTRICT 9  
**ADDRESS:** 840 BLOCK CHARLES STREET, BALTIMORE, MARYLAND 21202  
**CURRENT USE:** PARCEL A: CONVENT; PARCEL B: CONDOMINIUM TOWNHOMES; PARCEL C: CLASS II HOUSING FOR THE ELDERLY  
**PROPOSED USE:** PARCEL A: CONVENT; PARCEL B: CONDOMINIUM TOWNHOMES; PARCEL C: CLASS II HOUSING FOR THE ELDERLY  
**DATE:** 10/11/91

**PROPOSED DENSITY:**  
PARCEL A: 0 D.U.  
PARCEL B: 120 D.U.  
PARCEL C: 120 D.U.  
TOTAL: 240 D.U.

**PROPOSED TOTAL PARKING SPACES:** 240 SPACES  
REQUIRED: 240 SPACES

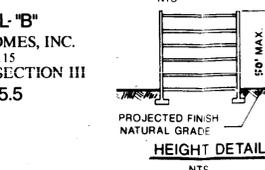
**CURVE TABLE**

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	18°56'08"	1587.02	489.09	N 40°37'39"	487.39	336.37
C-2	14°35'31"	853.11	168.40	N 41°47'47"	165.85	83.85
C-3	83°10'15"	85.00	71.87	N 70°24'22"	68.59	39.57

PARCEL "A"  
THE SCHOOL SISTERS OF NOTRE DAME  
C.W.B. Jr. 1003/58  
D.R. 3.5

NOTE: ALL PARKING SHALL BE PAVED W/ BIT CONC. AND PERMANENT STRIPING APPLIED IN ACC. W/ ZONING POLICY BM-11

PROPOSED STORMWATER MANAGEMENT POND  
WATER SURFACE EL. = 371.0

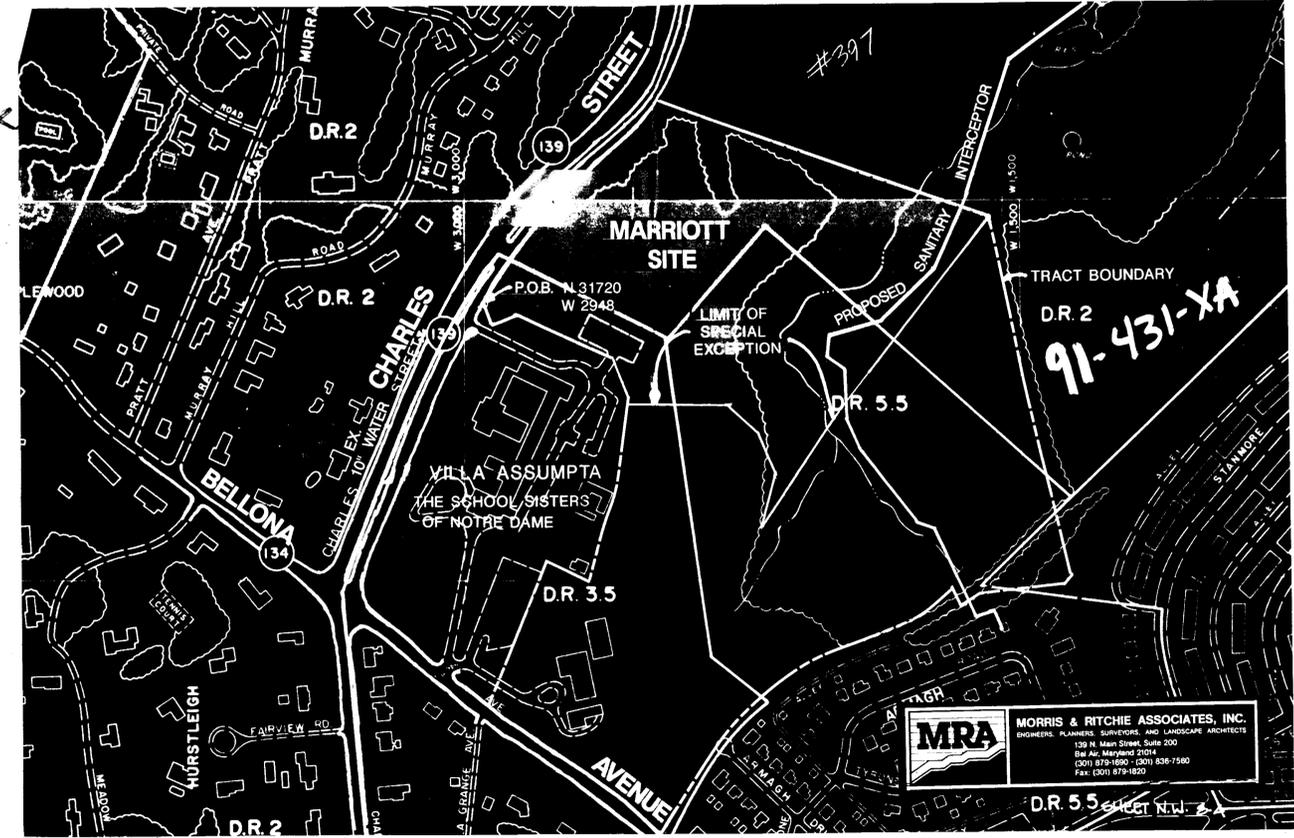


**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
606-D Bosley Avenue  
Towson, Maryland 21204  
(301) 821-1600  
Fax: (301) 821-1748

**Mariott STRATFORD COURT**  
AN INDEPENDENT FULL SERVICE COMMUNITY BY MARIOTT  
**PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCES**  
ELECTION DISTRICT 9 COUNCIL DISTRICT 4 BALTIMORE COUNTY, MD

DATE	REVISIONS	JOB NO.
10-11-91	PER COUNTY COMMENTS	9348
11-14-91	VARIANCE NOTES REVISED	SCALE 1" = 50'
11-14-91	PER COMMUNITY ADVISORY BOARD COMMENTS	DATE 11-14-91
11-15-91	PER COUNTY COMMENTS	DRAWN BY: J.K.M.
12-22-91	VARIANCE NOTE REVISED TO SPECIAL EXCEPTION	DESIGN BY: J.K.M.
3-4-92	BUILDING DIMENSIONS, F.A.R. & NOTES	REVIEW BY: J.K.M.

SHEET: 2 OF 2



**MRA**  
MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
139 N. Main Street, Suite 200  
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